

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

October 23, 2008



Alley Abandonment AC08-04: Hortencia F. Villarreal

LOCATION: a request to abandon a 20-foot wide and 100-foot long section of alley right-of-way in Block 152 of the Bryan Original Townsite extending north from West 14th Street between North Parker and North Sims Avenues in Bryan, Brazos County, Texas

APPLICANT(S): Ms. Hortencia F. Villarreal

STAFF CONTACT: Randy Haynes, Staff Planner

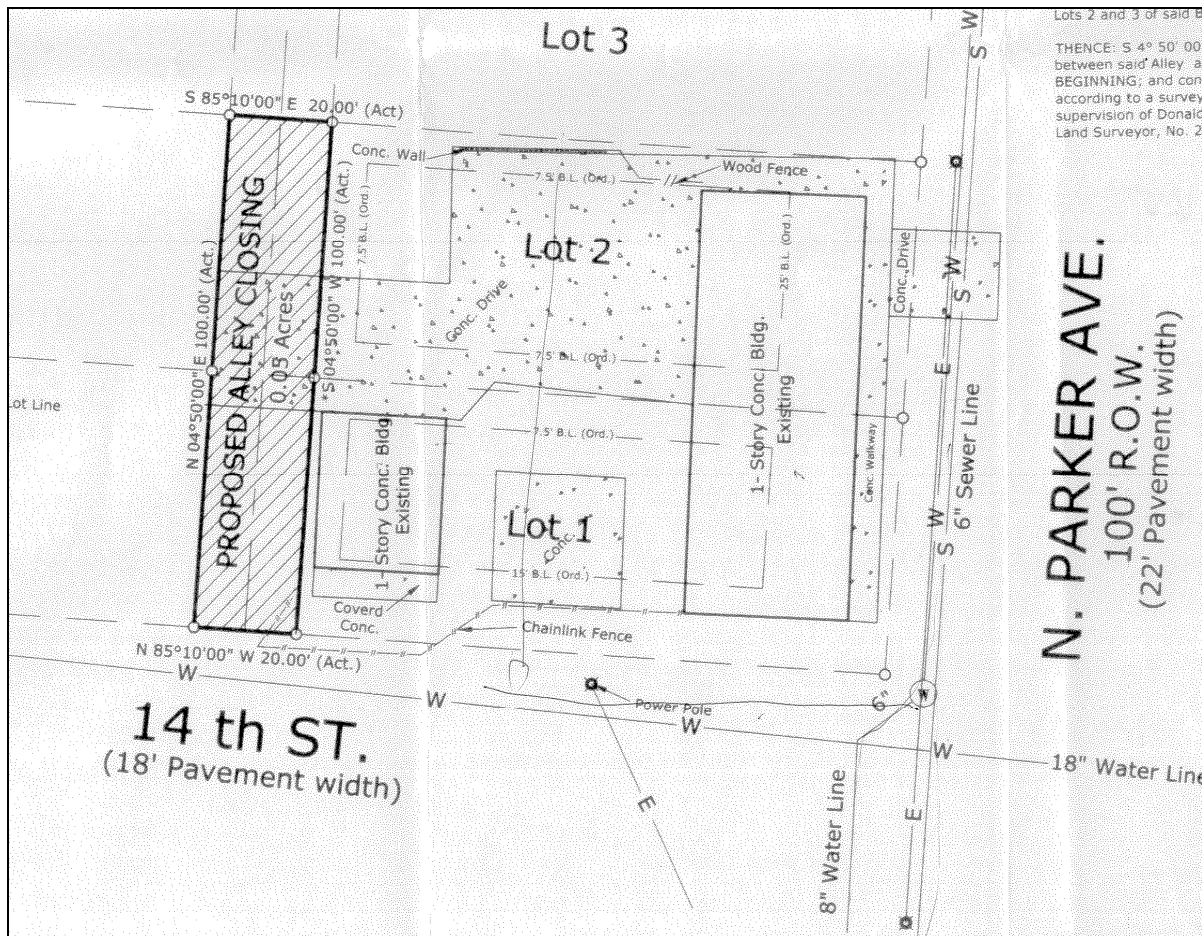
SUMMARY RECOMMENDATION: Staff recommends **approving** the requested right-of-way abandonment.

LOCATION MAP:





Excerpt from Bryan Original Townsite (1898)



Survey showing alley segment proposed to be abandoned and existing development features on Lots 1 and 2, Block 152 BOTS

RIGHT-OF-WAY REQUESTED TO BE ABANDONED:

The alley in Block 152 of Bryan Original Townsite has been functionally closed for over 70 years and integrated with adjacent residential properties. Ms. Hortencia F. Villarreal, who owns Lots 1, 2, 9 and 10 in Block 152, is requesting the official abandonment of a 20-foot wide and 100-foot long portion of the alley in this block to be able to integrate this land with her ownership of adjoining land.

The alley requested to be abandoned has never been improved as a driving surface. No utility facilities are currently located within this right-of-way.

Acting on behalf of the general public, only Bryan's City Council is authorized to officially abandon all or portions of rights-of-way dedicated for public use. The Planning and Zoning Commission hears and makes a recommendation on proposals to abandon any such rights-of-way.

ANALYSIS:

Excess right-of-way burdens the public with possible continued maintenance, liability concerns, and is an inefficient use of urban land. The alley requested to be abandoned has long been functionally integrated with adjacent land and serves no public benefit. Approving this request will relieve the public from the continued responsibility for this right-of-way segment and allow the proposed redevelopment to proceed.

RECOMMENDATION:

The Site Development Review Committee and staff recommend **approving** the request to abandon this alley right-of-way. Abandoning the subject right-of-way, as recommended, will allow this land to be integrated with adjacent lots. Staff contends that the recommended rearrangement of land now within this alley right-of-way is believed to have the most likely long-range public benefit.